



67 Eton Way, Boston, PE21 7BF

 2  1  1

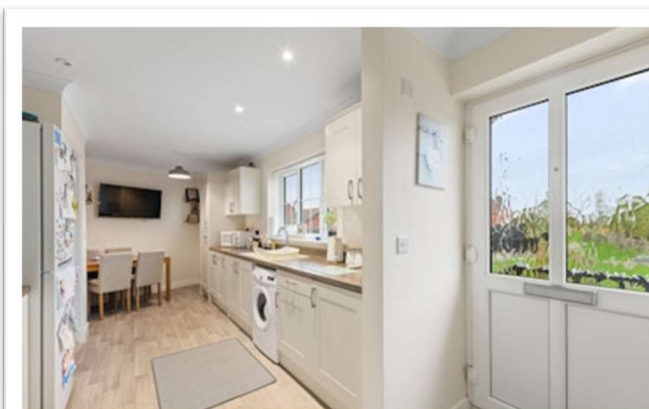
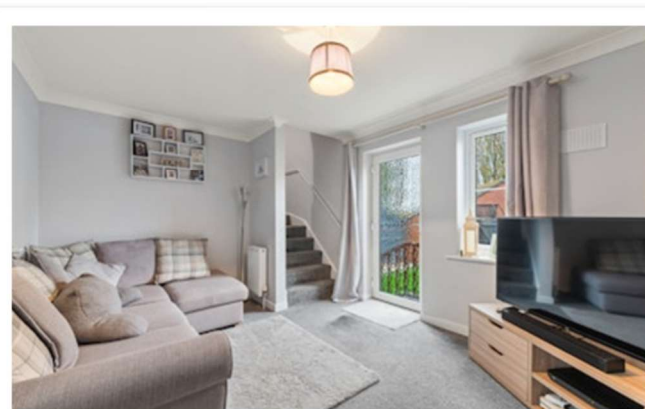
Freehold

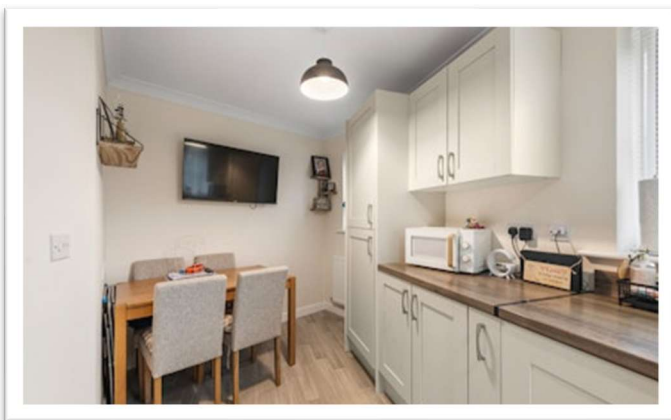
£155,000



Key Features

- Semi-detached house
- Two bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Enclosed rear garden
- Two allocated parking spaces
- EPC rating C





Tucked away at the end of a quiet cul-de-sac within a sought-after residential development, this delightful semi-detached home enjoys an enviable position overlooking a pleasant green area to the front. Perfect for first-time buyers or investors, the property offers well-planned and inviting accommodation throughout.

The ground floor features a spacious lounge, a modern dining kitchen and a convenient cloakroom. Upstairs, there are two comfortable bedrooms and a stylish family bathroom complete with a separate shower.

Outside, the property benefits from an enclosed rear garden, perfect for relaxing or outdoor dining and two allocated parking spaces for added convenience. Additional features include gas central heating and double glazing throughout.

A lovely home in a desirable location — viewing is highly recommended.



ACCOMMODATION

Part glazed door to the:

DINING KITCHEN

6.98m x 2.71m (22'11" x 8'11")

(max) Having window to front elevation, inset ceiling spotlights, two radiators and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink & drainer with mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over and tall unit to side. Further work surface with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over, space for upright fridge/freezer to side.

CLOAKROOM

Having coved ceiling, radiator, extractor, close coupled WC and wall mounted hand basin.

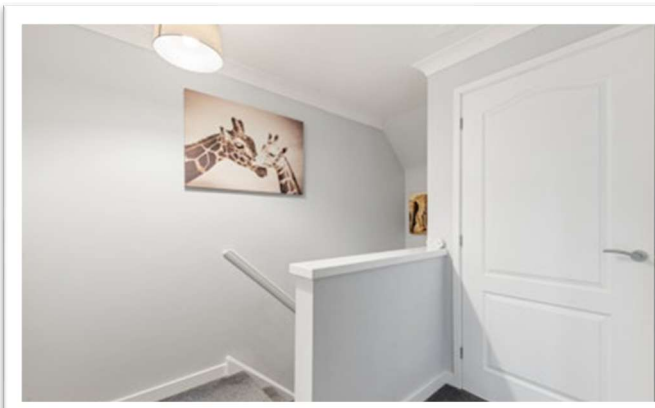
LOUNGE

4.45m x 3.23m (14'7" x 10'7")

(max) Having window & part glazed door to rear elevation, coved ceiling, two radiators and staircase rising to first floor.

FIRST FLOOR LANDING

Having coved ceiling, smoke alarm, access to roof space and airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating.



BEDROOM ONE

4.4m x 3.03m (14'5" x 9'11")

(max) Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.14m x 2.97m (10'4" x 9'8")

(max) Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to front elevation, coved ceiling, heated towel rail, extractor, shaver point, shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading steps up to the front entrance door. The property also has two allocated parking spaces to the rear.

REAR GARDEN

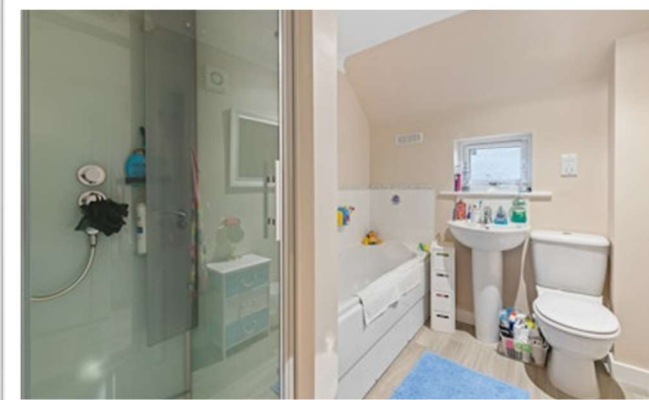
Being enclosed is side access. Laid to lawn and having a patio and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

lifetime legal

PARTICULARS

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 71.1 sq. metres (765.3 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk